

FORM 1: BUILDING PHYSICAL SURVEY QUESTIONNAIRE

Date: June 22, 2011 Time: 15:15 Inspector: Adam Loney, CRA

Address: 1903 Dryden Road Site Layout: Parcel Number: 5054 Building: 2

Building Owner: Valley Asphalt (W. Jurgensen II)

Occupant Name: Valley Asphalt Plant No. 6

Contact Name: Dan Craig / Bill Hurst

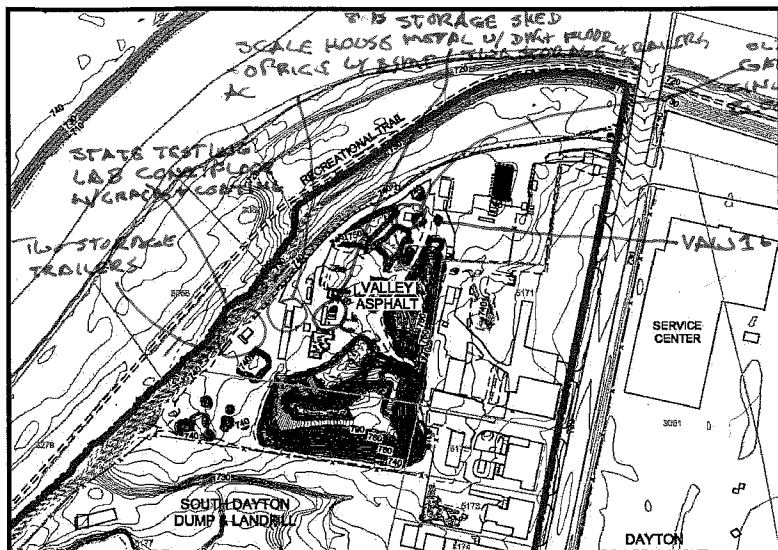
Phone Number: 937-479-9568

Time resident/employed in home/building? Vacant

Occupation: Hot mix Asphalt Plant

Number and Age of Occupants Adults: 0

Children: 0



BUILDING TYPE: One-Story ☒ Two-Storey ☐ Multi-Storey ☐ Brick ☒ Office Siding ☒ Stucco ☐ (Circle One) Residential / Industrial / Commercial / Multi-use / Other (specify) _____

If residential, what type (circle): Single family / Condo / Multi-family / Other (specify) _____

If multiple units, how many? N/A

If commercial, what is the business? Valley Asphalt Plant storage Hours of Occupation/Occupancy? unoccupied > 10yrs

Does the commercial property include residences (i.e., multi-use)? Y / (N)

If yes, how many? N/A

DESCRIBE BUILDING: steel double arch Quonset hut w/ brick **YEAR CONSTRUCTED:** pre-1959

Is the building insulated? Y/N ☐ How air tight? Tight / Average / (Not Tight)

Previous Uses: Titus Construction, Ohio State, possibly Ottoson Solvent, Dayton Recycling

WEATHER SEALS: General Condition: Good ☐ Fair ☐ Poor ☐ Not Present ☒

Are doors/windows kept open to allow for outdoor-to-indoor air exchange? several windows in Quonset hut are broken

BASEMENT/: None ☐ ☒ Finished Unfinished Depth below reference Floor covering
BOTTOM FLOOR point (meters)

Partial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Full	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Crawl space	<input type="checkbox"/>	N/A	N/A	_____	_____
Slab-on-grade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>	<u>carpet in offices</u>

Is the ~~basement~~/bottom floor used as a living/work space area? (circle) Y / (N) storage only

Number of floors at or above grade: 1

Depth of basement below grade: N/A ft. **Floor** **Basement** Size: 4888 ft²

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Foundation construction: Poured concrete ☒ Concrete block ☐ Cinder block ☐ Stone ☐

Foundation walls: Poured ☒ Block ☐ Stone ☐ Other steel walls above poured base

Foundation walls: Unsealed ☒ Sealed ☐ Sealed with _____

Integrity of foundation walls: Good ☐ Fair ☐ Poor ☒

The ~~basement~~/bottom floor is: Wet ☐ Damp ☐ Dry ☒ Moldy ☐

Any visual evidence of leakage through basement/bottom floor walls or floor Yes ☐ No ☒

Floor Construction: Poured concrete ☒ Wood ☐ Earth ☐ Brick ☐ Other: _____

Floor condition (cracks, drains): cracks visible in open shop portion

Condition at floor/wall joint (if visible): _____

Any exterior openings from the basement/bottom floor:

☒ Vents ☒ Fans ☒ Windows
☒ Wall openings ☒ Utility pipe penetrations ☒ Other: bay + man doors

Type of ground cover outside of building: grass / concrete / asphalt / other (specify): gravel

Sub-slab vapor/moisture barrier in place? Yes ☐ No / Don't know _____ Type of barrier: _____

RADON SYSTEM: ☐ Yes ☒ No Is the system active or passive? Active / Passive

Do you have a sump?: Yes ☐ No ☒ Where: N/A (show on figure)

If yes, sealed ☐ open ☐ NA ☒ If yes, is there water in the sump?: Yes ☐ No ☐ N/A

Have there ever been a fire in the building?: Yes ☐ No ☐ no visual evidence of one

If yes, describe its location and extent: N/A

Is there a laundry room located inside the house/building?: Yes ☐ No ☒

If yes, describe its location: N/A

WATER AND SEWAGE

Is this building serviced with municipal water? Yes ☒ No ☐

Water well present?: Yes ☒ No ☐ Don't know ☐ Is well used for drinking water? Yes ☐ No ☒

Well location: VAGS1 & VAGS2 (show on figure) What do you use the well for?: doesn't service bldg.

Do you have a cistern?: Yes ☐ No ☒ Don't know ☐

If yes, describe its location: N/A

Do you have a septic system?: Yes ☐ No ☒

If yes, describe its location: N/A (show on figure)

If yes, describe how septic system is cleaned: N/A

GARAGE: Is there an attached garage? ☐ Yes ☒ No Describe: _____

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HEATING, VENTILLATION, AND AIR CONDITIONING

Type of heating system(s) used (circle all that apply, note primary)

Hot air circulation	<input checked="" type="checkbox"/>	Heat pump	<input type="checkbox"/>	Hot water baseboard	<input type="checkbox"/>
Space heaters	<input type="checkbox"/>	Stream radiation	<input type="checkbox"/>	Radiant floor	<input type="checkbox"/>
Electric baseboard	<input type="checkbox"/>	Wood stove	<input type="checkbox"/>	Outdoor wood boiler	<input type="checkbox"/>

FURNACE: Location: _____

Type: Gas	<input checked="" type="checkbox"/>	Forced air	<input checked="" type="checkbox"/>	Wood	<input type="checkbox"/>
Oil	<input type="checkbox"/>	Hot water	<input type="checkbox"/>	Propane	<input type="checkbox"/>
Electric	<input type="checkbox"/>	Coal	<input type="checkbox"/>	Other: _____	

Does furnace have outside combustion air vent? yes, thru roof

Do you have a fireplace? Yes ☐ No ☒ Does fireplace have an outside combustion air vent? Yes ☐ No ☒

Do you use kerosene space heaters? Yes ☐ No ☒

AIR CONDITIONER: None ☒ Central ☐ Window units ☐

(If yes, which rooms and capacities?) N/A

SPILL/CONTAMINANT SOURCE INFORMATION

Visual evidence of spills/releases: _____

Type of petroleum/VOC release? _____

When did the release occur? _____

What areas of the building have been impacted by the release? _____

Are there any odors? ☐ Yes ☐ No If yes, describe the odors: _____

Where are the release-related odors found? _____

Photo Direction

Subject

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Building Layout:

Parcel Number 5054; Building 2

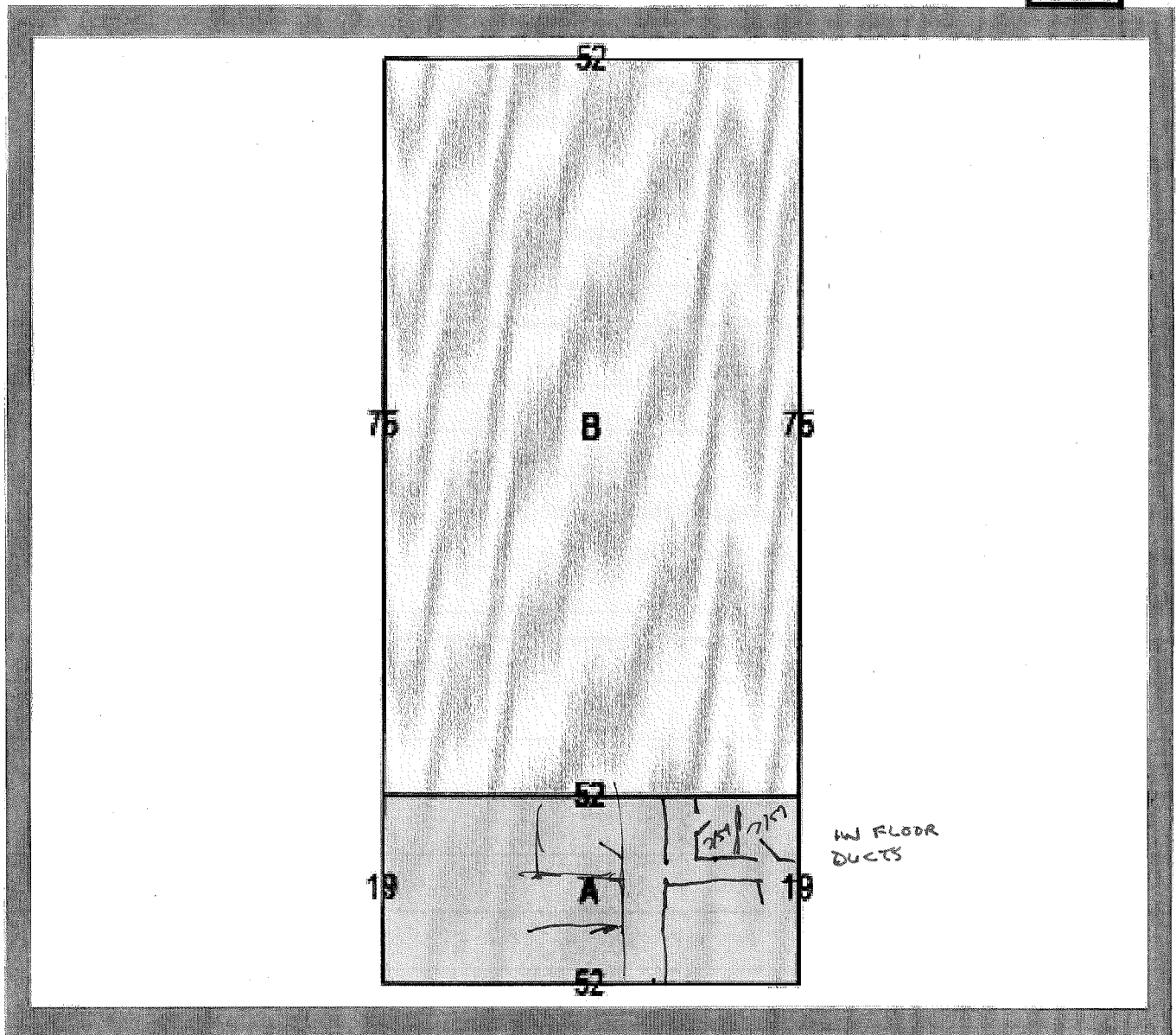
Mark the following on the below Figure: Additions or Modifications; door/windows/loading docks kept open for air exchange; building compartmentalization, including size and locations of compartments

PARID: J44 04102 0040

PARCEL LOCATION: 1901 DRYDEN RD

NBHD CODE: C1302000

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A MULTI-USE OFFICE, 988 Sq. Ft.

B ULTI USE STORAGE, 3900 Sq. Ft.